

Monroe County
Sealed Bid Auction
Three Downtown High Rise Former Office Buildings
Frequently Asked Questions (FAQ)

What is being auctioned? Monroe County is auctioning three downtown high rise former office buildings which are now vacant via a sealed bid process. A fact sheet on each one of the buildings is on the same County web site that contains this FAQ.

Where are the buildings located? All three of the buildings are within the central business district of downtown Rochester, New York. The Terminal Building is at 65 W. Broad and 37 S. Fitzhugh Streets, two blocks west of the Genesee River in the heart of downtown Rochester. The Edwards Building is at 34. St. Paul Street, and the Gateway Building is at 150 E. Main Street, two blocks east of the Genesee River in the heart of downtown Rochester.

Why are the buildings being sold? They are surplus buildings that Monroe County no longer has a need for.

Why are they being sold using a sealed bid process? This method is the fairest process for any interested prospective bidders and insures that all have an equal opportunity to purchase one or all of the buildings.

When is the deadline for submittal of a sealed bid? The deadline for receipt of sealed bids is October 31, 2013 at 5 PM.

Where are the sealed bids received by Monroe County? In room 304, Real Property Services, of the County Office Building at 39 W. Main Street, Rochester, New York 14614.

Can the bids be mailed in or delivered in person? They can be mailed in or delivered in person but in either event must be received no later than 5 PM on October 31, 2013.

Are all three buildings being sold separately? No, only one of them, the Terminal Building is being sold separately. The other two buildings, Edwards and Gateway are attached by a multi-story connecting bridge over Division Street which literally joins the two buildings together. A bid for the Edwards Building must include the Gateway Building, and vice versa.

Is there a reserve price on the buildings which must be exceeded in order to be considered as a winning bidder? Yes, there is a reserve price on the Terminal Building and another reserve price on the combined Edwards and Gateway Buildings.

What are the two reserve prices? That information is confidential and will not be shared with prospective bidders.

What if no bidder submits a bid that exceeds the reserved price? The buildings will not be sold at this time.

When can I arrange a walk-through of any of the buildings? October 16, 2013 is the date for inspection tours of the buildings. At 10 AM the Terminal Building will be toured by any prospective bidders. At 1 PM the Gateway and Edwards Buildings will be toured.

Where do I meet to attend one or both of the building tours? At 10 AM on October 16, 2013 the Terminal Building will be toured. Meet at the southwest corner of 65 W. Broad and 37 S. Fitzhugh Streets at the entrance to the building. At 1 PM on October 16, 2013 the Gateway and Edwards Buildings will be toured. Meet at the 150 E. Main Street entrance to the Gateway Building which will be toured prior to crossing over the connecting bridge and then touring the Edwards Building.

If I miss these tours will I have another opportunity to tour the buildings? There will be no other tours.

How does the Sealed Bid Process actually work? Click on Sealed Bid Documents on the Sealed Bid Auction page for access to these documents on Terms of Sale and Purchase Offers.

Will Monroe County offer any financing to a winning bidder of one of these buildings? No.

I've read all the information that is posted on the County web site but I still have some questions. Who should I contact? Tim Murphy, Director of Real Property Services, at 585-753-1233.